

TO: Plan Check Applicants

FROM: Land Development Division

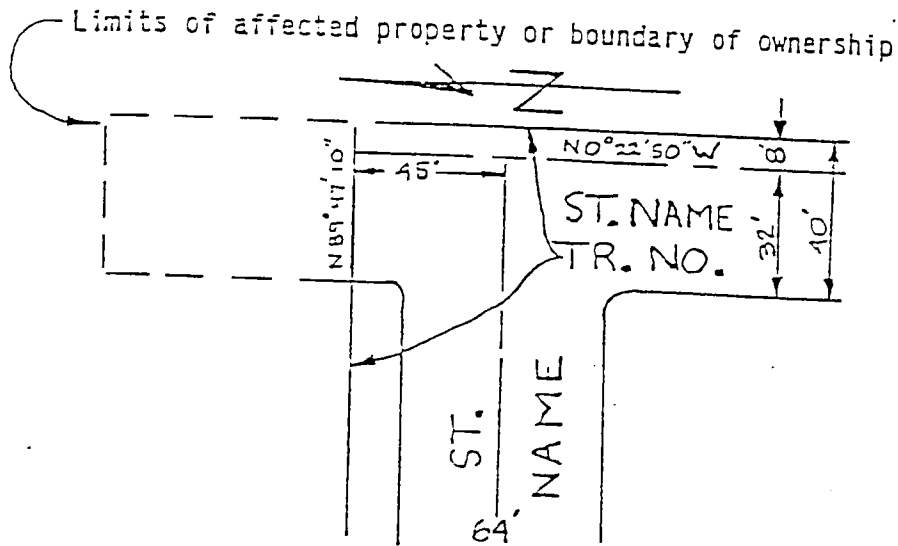
INSTRUCTIONS FOR THE PREPARATION OF OFF-SITE COVENANTS

Whenever a developer proposes to do work outside his property or to do work which affects the adjoining property, the developer may be required to make a declaration of covenant to perform certain work and must obtain written permission from the adjoining property owner(s) in the form of a covenant which contains the following items:

1. A statement that the signer is the owner of the off-site property.
 2. A description of the off-site property (for tract grading plans, each off-site grading area should be referenced to the subdivision lots or parcels to which it is adjacent).
 3. Acknowledgment that the off-site owner or applicant has reviewed the plans and that he consents to the proposed work. Prints of these plans are to be dated and signed by the off-site owner or applicant and 1 set of prints shall be maintained in the office of the Land Development Division. Any significant changes in the scope of the off-site work shown on subsequent plans will require the submittal of a new covenant.
 4. If necessary, a statement by the off-site owner affirming that he will irrigate planted slopes and maintain slopes and drainage devices within his property.
 5. A statement by the owner, or developer, his heirs or successors, holding the County of Los Angeles free and clear of any liability for damages due to the proposed work must be copied verbatim from the sample document.
- [] SUBMIT the Covenant to the plan checker for approval as to form prior to obtaining signatures.
- [] COVENANTS MUST BE SIGNED, NOTARIZED, AND RECORDED. Two (2) signed and notarized copies of the covenant and 1 signed and dated set of prints of the plans shall be submitted to the plan checker for approval prior to recording the Covenant. Once approved, the Covenant must be recorded prior to approval of the plans.
- [] RECORDATION is the responsibility of the applicant. The Recorder's office is located at 227 North Broadway, Room 15, Los Angeles, California 90012, Telephone (213) 974-6611. A conformed copy will be stamped by the County Recorder, if necessary, for immediate plan approval. Otherwise, the original should be returned to the designated section by the County Recorder in approximately 3 weeks.

10/13/88

Sample of map used in lieu of property description for Off-site Covenants.

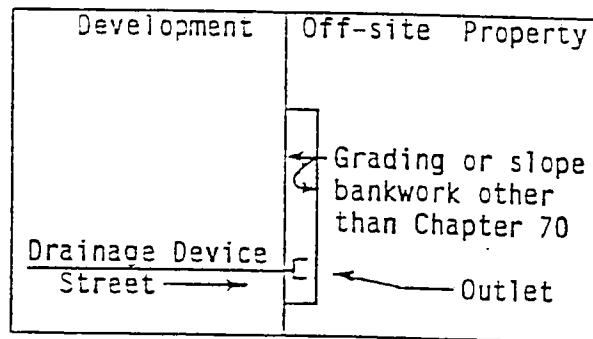


Refer to legal description for subject off-site property such as a portion of lot, tract, rancho, etc.

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One or more of the following covenants will be required, as checked, from the off-site property owners and/or the owners of development, prior to approval of the plans for _____.

I. Outlet Facilities (Discharge of Flows and Earthwork on Off-site Property)



A. Maintained by Owner of Development

Sample No. 1 - Signed by Owner of Development

Sample No. 2 - Signed by Off-site Property Owner

Sample No. 3 - Signed by Off-site Property Owner

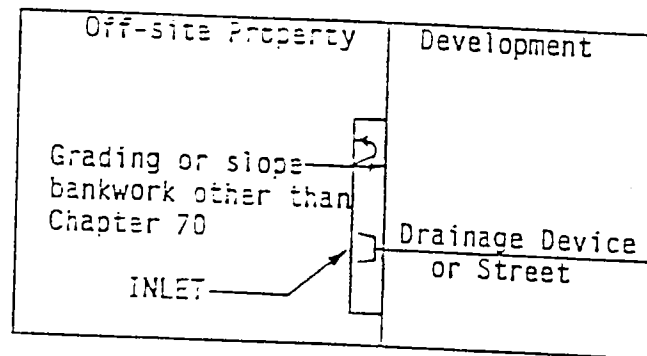
B. Maintained by Off-site Property Owner

Sample No. 4 - Signed by Owner/Developer

Sample No. 5 - Signed by Off-site Property Owner

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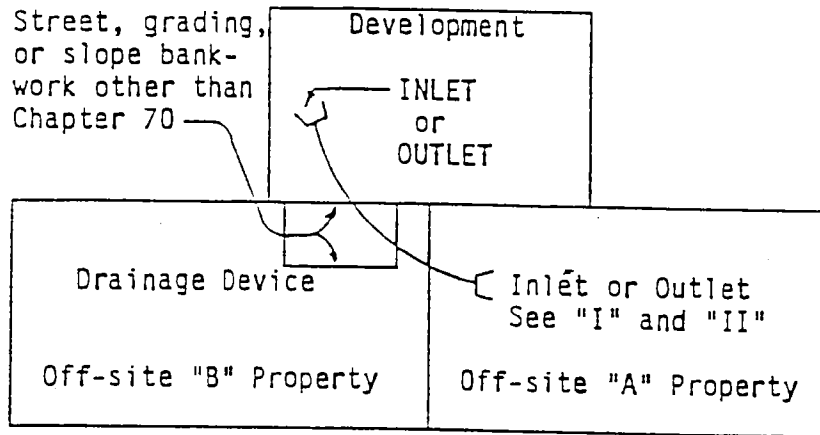
II. Inlet Facilities (Acceptance of Flows from and Earthwork on Off-site Property)



- A. Maintained by Owner of Development:
 - Sample No. 1 - Signed by Owner of Development
 - Sample No. 2 - Signed by Off-site Property Owner
- B. Maintained by Off-site Property Owner:
 - Sample No. 4 - Signed by Owner of Development
 - Sample No. 5 - Signed by Off-site Property Owner

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III. Drainage Device (Conveyance of Flows Through Adjacent Off-site Property and Earthwork on Off-site Property)



A. Maintained by Owner of Development:

Sample No. 1 - Signed by Owner of Development (for Property "B")

Sample No. 2 - Signed by Off-site Property Owner "B"

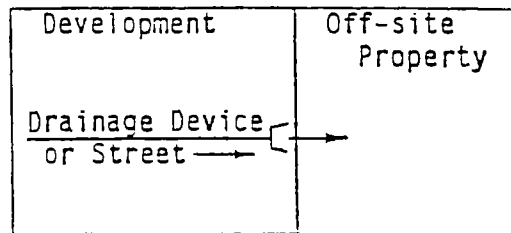
B. Maintained by Off-site Property Owner "B":

Sample No. 4 - Signed by Owner of Development (for Property "B")

Sample No. 5 - Signed by Off-site Property Owner "B"

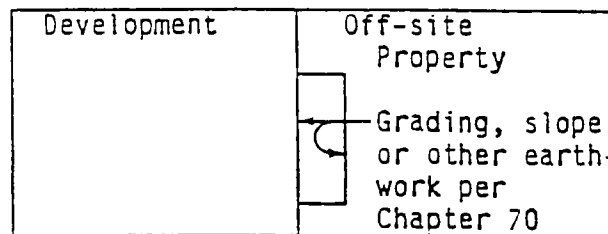
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IV. Concentrated and/or Increased Flows--Outlet within Development



Sample No. 3 - Signed by Off-site Property Owner

V. Off-site Grading Per Chapter 70:



- A. Must be maintained by the off-site property owner per Chapter 70, Section 7004, of the Building Code.

Sample No. 5 - Signed by Off-site Property Owner

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SAMPLE COVENANTS FOR OFFSITE WORK

1. DECLARATION OF COVENANT BY OWNER OF DEVELOPMENT.

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Land Development Division

☐ Drainage and Grading Section

☐ Road/Sewer & Water Section

P.O. Box 1460

Alhambra, California 91802-1460

Date: _____

Mr. T. A. Tidemanson, Director
Department of Public Works
County of Los Angeles

Attention: ☐ Drainage and Grading Section
☐ Road/Sewer & Water Section

OFFSITE COVENANT BY OWNER OF DEVELOPMENT

TR/PM _____

In consideration for the granting of permission to enter and construct
_____, in accordance with plans
(Description of Work)

dated _____ and filed with the Office of the Director of Public
Works, County of Los Angeles, in, upon, and across

☐ (location of improvements
for the

by property description) ☐ (as shown on attached map)
hereinafter referred to as the off-site property,

as owner of _____ (Name of Owner of Development)
_____ (Property Description of Development) has examined said plans

and hereby covenants and, agrees for himself, his heirs, successors, and assigns
to indemnify, defend and save harmless the County, its agents, officers and
employees, and the owners of said off-site property from and against any and all
liability, expense, including defense costs and legal fees, and claims for
damages of any nature whatsoever, including, but not limited to, bodily injury,
death, personal injury, or property damage arising from or connected with the
construction or maintenance of said drainage facility(s).

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The undersigned also agrees on behalf of himself, his heirs, successors, and assigns to maintain said drainage facility(s) in good condition unless discharged of this obligation by the County of Los Angeles.

(Name if other than an individual)

/s/ _____
(Name if an individual)
(Title if other than an individual)

10/21/88

/s/ _____
(Title if other than an individual)

SAMPLE COVENANTS FOR OFFSITE WORK

2. DECLARATION OF COVENANT BY OFFSITE PROPERTY OWNER.

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Land Development Division
☐ Drainage and Grading Section
☐ Road/Sewer & Water Section
P.O. Box 1460
Alhambra, California 91802-1460

Date: _____

Mr. T. A. Tidemanson, Director
Department of Public Works
County of Los Angeles

Attention: ☐ Drainage and Grading Section
☐ Road/Sewer & Water Section

OFFSITE COVENANT BY OFFSITE PROPERTY OWNER TR/PM _____

_____, as owner of _____
(Name of Owner of affected off-site property) ☐ (the property
shown on attached map) ☐ (description of property), hereby gives per-
mission to _____, hereinafter referred to as
(name of developer)
"DEVELOPER", to construct _____, in accordance
(description of work)
with plans dated _____ and filed with the Office of Director of Public
Works, County of Los Angeles, and examined by the undersigned, in, upon, and
across _____
☐ (location of improvement by property description) ☐ (as shown on
the attached map)

The undersigned also covenants and agrees for himself, his heirs, successors and assigns to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever,

10/21/88

including but not limited, bodily injury, death, personal injury, or property damage arising from or connected with the construction or maintenance of said facility(s) and grants permission to DEVELOPER, his heirs, successors, and assigns to maintain said drainage facility(s) in good condition unless discharged of this obligation by the County of Los Angeles.

(Name if other than an individual)

/s/ _____
(Name if an individual)
(Title if other than an individual)

/s/ _____
(Title if other than an individual)

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SAMPLE COVENANTS FOR OFFSITE WORK

3. Acceptance of Drainage by Adjacent Property Owner.

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Land Development Division

☐ Drainage and Grading Section

☐ Road/Sewer & Water Section

P.O. Box 1460

Alhambra, California 91802-1460

Date: _____

Mr. T. A. Tidemanson, Director
Department of Public Works
County of Los Angeles

Attention: ☐ Drainage and Grading Section
☐ Road/Sewer & Water Section

DRAINAGE ACCEPTANCE COVENANT

TR/PM _____

_____, as owner
(Name of Owner of Affected Property)
of ☐ (description of property) ☐ (as shown on attached map) hereby agrees

to accept the surface waters emanating from _____
(property description of development)

as provided by drainage plans dated _____ and filed with the Office of the Director of Public Works, County of Los Angeles, and examined by the undersigned, with full knowledge of any alteration in drainage patterns from the natural condition provided by said plans, and hereby agrees for himself, his heirs, successors, and assigns to indemnify, defend and save harmless the County, its agents, officers, and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with said alteration.

(Name if other than an individual)

/s/ _____
(Name if an individual)
(Title if other than an individual)

/s/ _____
(Title if other than an individual)

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SAMPLE COVENANTS FOR OFFSITE WORK

4. DECLARATION OF COVENANT BY OWNER OF DEVELOPMENT.

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Land Development Division
☐ Drainage and Grading Section
☐ Road/Sewer & Water Section
P.O. Box 1460
Alhambra, California 91802-1460

Date: _____

Mr. T. A. Tidemanson, Director
Department of Public Works
County of Los Angeles

Attention: ☐ Drainage and Grading Section
☐ Road/Sewer & Water Section

OFFSITE COVENANT BY OWNER OF DEVELOPMENT

TR/PM _____

In consideration for the granting of permission to enter and construct
☐ Grading ☐ Road _____, in accordance with plans
☐ (Description of Work)
dated _____ and filed with the Office of the Director of Public
Works, County of Los Angeles, in, upon, and across

_____ (location of improvements
for the
by property description) ☐ (as shown on attached map)

- ☐ Offsite grading
- ☐ Slope banks
- ☐ Pavement transition from Sta _____ to Sta _____
- ☐ Other

_____, as owner of _____
(Name of Owner/Developer) (Property description of
development), has examined said plans and hereby covenants and agrees

for himself, his heirs, successors, and assigns, to indemnify, defend and save
harmless the County, its agents, officers and employees from and against any
and all liability, expense, including defense costs and legal fees, and claims
for damages of any nature whatsoever, including, but not limited to, bodily
injury, death, personal injury, or property damage arising from or connected
with the construction or maintenance of said work.

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The undersigned also covenants and agrees for himself, his heirs, successors, and assigns, to indemnify, defend, and save harmless the owners of

☐ (description of off-site property) ☐ (as shown on attached map) from and

against any and all liability, expenses, including defense costs and legal fees, and claims for damages of any nature whatsoever, including but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the construction of said work.

(Name if other than an individual)

/s/ _____
(Name if an individual)
(Title if other than an individual)

10/21/88

/s/ _____
(Title if other than an individual)

SAMPLE COVENANTS FOR OFFSITE WORK

5. DECLARATION OF COVENANT BY OFFSITE PROPERTY OWNER.

RECORDING REQUESTED BY AND MAIL ORIGINAL TO:

Land Development Division
☐ Drainage and Grading Section
☐ Road/Sewer & Water Section
P.O. Box 1460
Alhambra, California 91802-1460

Date: _____

Mr. T. A. Tidemanson, Director
Department of Public Works
County of Los Angeles

Attention: ☐ Drainage and Grading Section
☐ Road/Sewer & Water Section

OFFSITE COVENANT BY OFFSITE PROPERTY OWNER

TR/PM _____

_____, as owner of _____
(Name of owner of affected offsite property) ☐ (description of
property) ☐ (as shown on attached map) hereby gives permission to

_____, hereinafter referred to as "DEVELOPER", to
(Name of Owner of Development)
enter and construct _____, in accordance with
(description of work)
plans dated _____ and filed with the Office of the Director of

Public Works, County of Los Angeles, and examined by the undersigned, in, upon,
and across _____
☐ (location of improvements by property description) ☐ (as shown
on attached map) for the

- ☐ Offsite grading
- ☐ Slope banks
- ☐ Pavement transition from Sta _____ to Sta _____
- ☐ Other

The undersigned also covenants and agrees for himself, his heirs, successors, and assigns to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expenses, including defense costs and legal fees, and claims for damages of any nature whatsoever, including but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the construction or maintenance of said work.

10/21/88

The undersigned also covenants and agrees on behalf of himself, his heirs, successors, and assigns to

- ☐ maintain said work in good condition unless discharged of this obligation by the County of Los Angeles
- ☐ irrigate planted slopes and to maintain slopes and drainage devices located on his property
- ☐ permit the County to enter upon the premises to do such maintenance work as may be required;

(Name if other than an individual)

/s/ _____
(Name if an individual)
(Title if other than an individual)

10/21/88

/s/ _____
(Title if other than an individual)